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6-16-2006 AM 9:48:0
J. LEE WARREN JR.
REGISTER OF DEEDS
CUMBERLAND CO., N.C.

Prepared by and return to: Thorp, Clarke & Neville, PA
Post Office Box 670, Fayetteville, NC 28302-0670

NORTH CAROLINA

**DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
AND ANNEXATION OF ADDITION
TO PHASE THREE, THE VILLAS OF
LOCKWOOD PARK CONDOMINIUMS**

CUMBERLAND COUNTY

THIS DECLARATION, made this the 5th day of June, 2006, by FOX AND LOYD PROPERTIES, LLC, a North Carolina limited liability company, herein referred to as "Declarant" and "Owner":

WITNESSETH:

WHEREAS, Owner owns certain property in Cumberland County, North Carolina, more particularly described on Exhibit "A" attached hereto and incorporated herein.

WHEREAS, Declarant and Owner desire to have the above described property annexed to The Declaration of the Villas of Lockwood Park Condominiums as "Addition to Phase Three, The Villas of Lockwood Park Condominiums".

NOW THEREFORE, Declarant and Owner hereby declare that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof said easement, restrictions, covenants and conditions are as follows:

That certain Declaration of Covenants, Conditions and Restrictions dated August 17, 2005 and recorded in Book 6997, Page 35, Cumberland County, NC Registry, which said Declaration of Covenants, Conditions and Restrictions are incorporated herein and made a part of this instrument as though fully set out herein.

IN WITNESS WHEREOF, FOX AND LOYD PROPERTIES, LLC, the Declarant and

Owner herein has caused this Declaration to be executed in its name by its Managing Member as an act of the entity.

FOX AND LOYD PROPERTIES, LLC

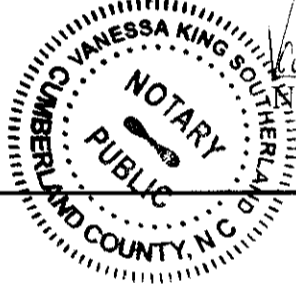
By: *F. Royal Loyd, Jr.*
Name: F. Royal Loyd, Jr.
Title: Member-Manager

NORTH CAROLINA
CUMBERLAND COUNTY

I, Vanessa King Southerland, the undersigned Notary Public of the County and State aforesaid, certify that **F. ROYAL LOYD, JR.**, personally came before me this day and acknowledged that he is the Managing Member of **FOX AND LOYD PROPERTIES, LLC**, a North Carolina limited liability company, and that by authority duly given and as an act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and notarial stamp or seal this the 5th day of June, 2006.

My Commission expires:
11/29/2008



Vanessa King Southerland
Notary Public

June 13, 2006

Legal Description

0.154 Acre Tract

**The Villas of LOCKWOOD PARK CONDOMINIUMS
PHASE THREE Addition (Garage 3)**

BEGINNING at an existing iron at the northwestern corner of an unnumbered lot of South Lockwood Park, Deed Reference: Book 3893, Page 504, Cumberland County, North Carolina Registry, said iron being in the southern right-of-way of Morganton Road (right-of-way varies) and leaving said right-of-way and running with said unnumbered lot the following two courses:

South 25 degrees 15 minutes 44 seconds East, 18.35 feet to an existing iron;

South 75 degrees 14 minutes 49 seconds East, 53.88 feet to an existing iron at the northern most corner of The Villas of LOCKWOOD PARK CONDOMINIUMS, PHASE THREE, as recorded in Condo Book 7, Page 51, Cumberland County, North Carolina Registry;

Thence running with the western line of said Phase Three the following two courses and distances:

South 14 degrees 45 minutes 11 seconds West, 51.79 feet to a point;

North 89 degrees 45 minutes 40 seconds West, 93.26 feet to a point at the northwestern corner of said Phase Three;

Thence a new line North 00 degrees 14 minutes 52 seconds East, 70.57 feet to a point in the aforementioned right-of-way of Morganton Road;

Thence running with said right-of-way North 78 degrees 26 minutes 31 seconds East, 47.16 feet to the beginning.

Containing **0.154 acres**.

Property is subject to any and all easements of record.

Prepared by **MOORMAN, KIZER & REITZEL, INC.**

BEING the same property as shown on Condominium Plat 7, Pages 54 to 55, Cumberland County, NC Registry.